KNOW all Men by these Presents,

195.

That We Josiah Nickerson of Chatham in the County of Barnstable Male of Massachusetts yeoman and Mehitibel his wife

in Consideration of one Hundred forty seven Dollars Sixty Cents paid by Josiah Sinnall Junr of Orleans in the County afore said Mariner

the Receipt whereof we do hereby acknowledge, do hereby give, grant, sell and convey unto the said Josiah Sinnall Junr a certain Piece of Land together with the Building thereon Standing scituate in the Town Ship of Orleans - Bounded as followeth viz - on the Northerly part by the Indian Land on the west by the Road that leads from Orleans to Chatham on the Southerly and Easterly Part by a fresh pond: and on the Southwesterly part by Land of Mulford Rogers: with Every Privilig unto the Same belonging

To **Have** and to **Hold** the afore-granted Premises to the said Josiah Sinnall Junr His Heirs and Assigns, to his and their Use and Behoof forever.

And we do covenant with the said Josiah Sinnall Junr his Heirs and Assigns, That we are lawfully seized in Fee of the afore-granted Premises; That they are free of all Incumbrances; That we have good Right to sell and convey the same to the said Josiah Sinnall Junr

And that we will warrant and defend the same Premises to the said Josiah Sinnall Junr His Heirs and Assigns forever, against the lawful Claims and Demands of all Persons.

In Witness whereof, we the said Josiah Nickerson and Mehitibel Nickerson

have hereunto set our Hands and Seals this Twenty fifth Day of December in the Year of our Lord *One thousand eight hundred* and one

Signed, sealed, and delivered in Presence of us
Joseph Bowne
Josiah Young

Josiah Nickerson

Barnstable ss. December the 25 1805. Then the above-named Josiah Nickerson appeared and acknowledged the above Instrument to be his free Act and Deed—before me, Joseph Bowne — {Just. of Peace.}

Ensign Nicholson
to
Major Caswell